



**SCOTT  
MADDISON**



## 31 Stanstead Road

Halstead CO9 1YB

Asking Price £259,500

Freehold



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Entrance door with two sealed unit double glazed panes opening to:

## ENTRANCE HALL

9'1" x 3'7" (2.77m x 1.09m)

Textured ceiling and coved cornice, SINGLE RADIATOR, fitted carpet with coir matting in the entrance. Doors to:

## KITCHEN

8'5" x 7'9" (2.57m x 2.36m)

Textured ceiling and coved cornice, uPVC double glazed window to the front elevation, single bowl sink unit with chrome monobloc lever tap inset the work surface, cupboard beneath, light wood grain veneer cabinet door and drawer fronts complimented by grey handles. Space and plumbing for a washing machine. Turning work surface to one side with an inset Hotpoint four ring gas hob, twin cavity electric oven beneath, drawer and cupboard units either side. Wall cabinets over are finished with cornice and pelmet, incorporating an extractor fan over the hob. Further work surface with drawer and cupboard units beneath, plinth heater below. Recess for fridge/freezer. Corner larder cabinet. Tiled splash backs, power points and vinyl flooring.

## SITTING / DINING ROOM

15'5" x 11'9" (4.70m x 3.58m)

Textured ceiling and coved cornice, uPVC double glazed sliding patio doors open to the rear garden, staircase rising to the first floor with recess beneath, DOUBLE RADIATOR, fitted carpet, power points, cables from external satellite dish and television aerial socket. Space for table and chairs.

## FIRST FLOOR LANDING

Textured ceiling and coved cornice, power point and fitted carpet. Doors to:

## BEDROOM ONE

11'10" x 9'7" to wardrobe doors (3.61m x 2.92m to wardrobe doors)

Textured ceiling and coved cornice, uPVC double glazed window to the rear elevation with SINGLE RADIATOR beneath, three doors to fitted wardrobe with recess beside. Fitted carpet, television aerial socket and power points.

## BEDROOM TWO

12'1" x 5'8" (3.68m x 1.73m)

Textured ceiling and coved cornice, hatch to the loft space, uPVC double glazed window to the front elevation, SINGLE RADIATOR, power points and fitted carpet.

## BATHROOM

8'6" x 5'9" (2.59m x 1.75m)

The suite comprises panelled bath with chrome mixer taps incorporating a shower attachment, pedestal wash hand basin with chrome monobloc lever tap and a close coupled WC. Textured ceiling and coved cornice, uPVC double glazed window to the front elevation with privacy glass, extractor fan, tile splashbacks, SINGLE RADIATOR, shaver socket and fitted carpet. Door to the cupboard housing a wall hung Vaillant gas combination boiler which we understand was installed in 2019 and has been regularly serviced, the system is controlled by Wi-Fi app currently using the Hive system.

## OUTSIDE (Front)

The front garden area is designed to be low maintenance and laid to stones with paved pathway leading to a covered entrance door. Opposite the house a two car allocated parking bay.

## OUTSIDE (Rear)

39'3" x 12'6" (11.96m x 3.81m)

To the immediate rear a paved patio provides space for table and chairs leading onto the grass area with inset paving stones leading to a wooden garden shed at the far end. Neighbouring sides and the rear boundary are defined by wooden fencing.

## SERVICES

We understand from the Vendor that all mains services are connected to the property electricity, gas, water and drainage, however we have not verified connections.

Council Tax Band: B

Tel: 01787 479988



## Road Map



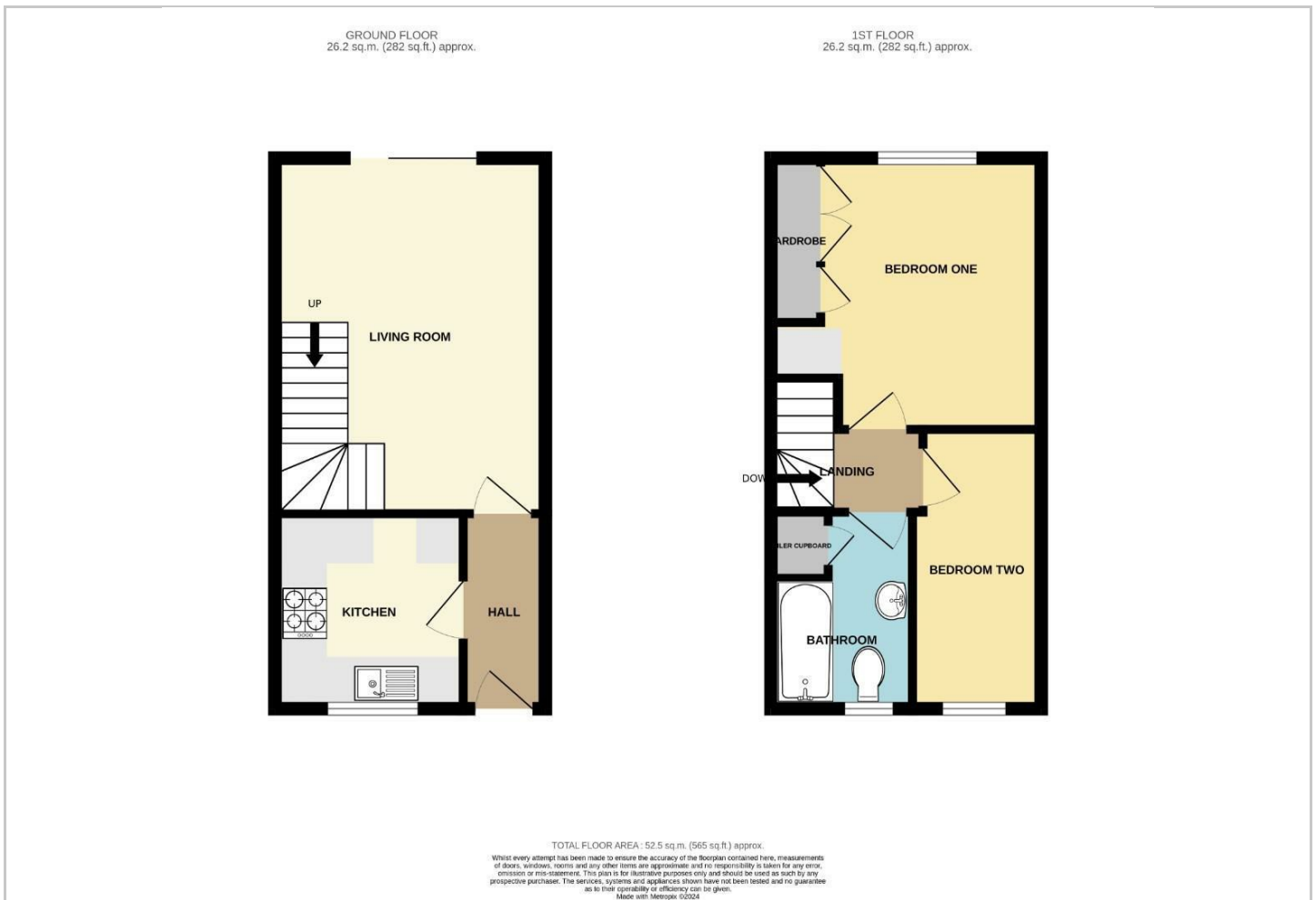
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.